



202405230034

05/23/2024 01:32 PM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor

After Recording Return To:

BETTS AUSTIN JOHNSON, pllc  
2200 Rimland Drive, Suite 230  
Bellingham, WA 98226-6695

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2024-0701  
MAY 23 2024

Amount Paid \$   
Skagit Co. Treasurer  
By *SAB* Deputy

**Document Title:** Statutory Warranty Deed  
**Reference No. of Documents Released/Assigned:** N/A  
**Grantor:** KEITH D. EITNER, a married person  
**Grantee:** LDAWN, LLC, Trustee of the TIANNA TSITSIS EITNER FAMILY TRUST, u/t/d *April 15, 2024*  
**Abbreviated Legal:** LOT 7, BAY MEADOWS, ACCORDING TO PLAT RECORDED UNDER AF#200511280180; PTN SW ¼, T35N, S28, R03E  
**Full Legal Description on Page 1**  
**Assessor's Tax Parcel ID #:** 4876-000-007-0000 / PID P123849

**STATUTORY WARRANTY DEED**

The GRANTOR, KEITH D. EITNER, a married person, for and in consideration of a contribution to an irrevocable trust, conveys and warrants to LDAWN, LLC, Trustee of the TIANNA TSITSIS EITNER FAMILY TRUST, u/t/d *April 15, 2024*, all of his interest in the following described real estate, situated in the County of Skagit, State of Washington, including any after acquired title:

Lot 7, Bay Meadows, according to the plat thereof recorded on November 28, 2005, under Auditor's File No. 200511280180, records of Skagit County, Washington.

SUBJECT TO: Covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

DATED: *May 17*, 2024.

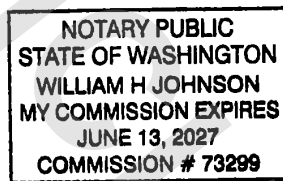
KEITH D. EITNER, Grantor

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF WHATCOM )

I certify that I know or have satisfactory evidence that KEITH D. EITNER is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: May 17, 2024.

(SEAL/STAMP)



William H Johnson  
NOTARY PUBLIC  
My appointment expires: 6/13/2024

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